



## NOTICE OF MEETING City Council

Regular Meeting – Monday, November 13, 2023 – 5:30 PM  
City Hall – 1100 Frederick Avenue

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### COUNCIL SEATING ARRANGEMENT

Bryan Carter  
City Manager

John Josendale  
Mayor

Paula Heyde  
City Clerk

#### COUNCILMEMBERS

Kenton Randolph (At Large)  
Jeff Schomburg (At Large)  
Randy Schultz (At Large)  
Andrew Trout (3rd District)

#### COUNCILMEMBERS

Taylor Crouse (2nd District)  
Madison Davis (1st District)  
Michael Grimm (4th District)  
Marty Novak (At Large)

### AGENDA

#### PLEDGE OF ALLEGIANCE:

#### ROLL CALL:

#### CALL TO ORDER:

#### MINUTES:

1. Approval of the minutes of the regular meeting held October 30, 2023, at 5:30 p.m. as transcribed by the City Clerk

#### SPECIAL RECOGNITIONS:

2. None

#### ACCEPTANCE OF AGENDA:

3. Motion to accept the Agenda as published

PUBLIC HEARING:

4. Public hearing on the request to form "The Shoppes at North Village Community Improvement District (CID)."

CONSENT AGENDA:

5. Motion to accept the Consent Agenda

NOMINATIONS AND APPOINTMENTS:

6. Filed 10/30/23: Councilmember Madison Davis nominates Brycen Haggard, 2907 N. 39th Terrace, to serve as a member of the Traffic Commission with a term expiring November 13, 2028; he is filling a vacancy.

BILLS FOR PASSAGE:

7. **BILL # 607-22**  
AN ORDINANCE AUTHORIZING AN AMENDMENT TO CHAPTER 9 TITLED "CABLE COMMUNICATIONS" OF THE CODE OF ORDINANCES RELATING TO CHANGES IN STATE LAW ON VIDEO SERVICES REGULATION.
8. **BILL # 608-22**  
AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF \$3,436.84 FROM THE MISSOURI DEPARTMENT OF PUBLIC SAFETY TO BE USED FOR POLICE OFFICER TRAINING AND AN AMENDMENT TO THE POLICE DEPARTMENT BUDGET IN THE GENERAL FUND TO MOVE PRIOR YEAR FUNDS IN THE AMOUNT OF \$1,193.91 TO THE CURRENT FISCAL YEAR BUDGET AND REDUCING THE BUDGETED GRANT REVENUE FOR THE CURRENT FISCAL YEAR BY \$563.16.
9. **BILL # 609-22**  
AN ORDINANCE AUTHORIZING THE EXECUTION OF LEASE AGREEMENT FOR USE OF OFFICE/RETAIL SPACE IN THE MISSOURI THEATER OFFICE COMPLEX AT 112 SOUTH EIGHTH STREET WITH THE FROG PRINCE BOUTIQUE.
10. **BILL # 610-22**  
AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND BUDGET AND THE ACCEPTANCE OF THE CONTINUUM OF CARE PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ALL IN THE AMOUNT OF \$55,671.00.

11. **BILL # 611-22**

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE STREETS MAINTENANCE FUND BUDGET AND THE PURCHASE OF TWO MOBILE MESSAGE BOARDS FROM VER-MAC INC. IN THE AMOUNT OF \$34,710.00.

RESOLUTIONS FOR ADOPTION:

12. **BILL # 613-22**

A RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) SINGLE ENGINE COMBINATION SEWER CLEANER WITH SINGLE STAGE FAN VACUUM SYSTEM MOUNTED ON A HEAVY-DUTY TRUCK CHASSIS IN THE AMOUNT OF \$416,739.48 FROM KEY EQUIPMENT & SUPPLY CO., TO BE USED BY THE SEWER MAINTENANCE DIVISION.

13. **BILL # 614-22**

A RESOLUTION CONFIRMING AND RATIFYING AN AGREEMENT WITH HOOD AND ASSOCIATES TO PROVIDE ANNUAL AUDIT SERVICES FOR AN ADDITIONAL ONE YEAR TERM.

\*\*\*\*\* END OF CONSENT AGENDA \*\*\*\*\*

NOMINATIONS AND APPOINTMENTS:

14. None.

BILLS FOR PASSAGE:

15. **BILL # 612-22**

AN ORDINANCE AUTHORIZING THE EXECUTION OF A MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION (MHTC) MUNICIPAL AND COST APPORTIONMENT AGREEMENT TO FUND AESTHETICS IMPROVEMENTS TO THE COOK ROAD BRIDGE AND AN AMENDMENT TO THE GENERAL FUND COMMUNICATIONS AND COMMUNITY ENGAGEMENT PROGRAM BUDGET ALL IN AN AMOUNT NOT TO EXCEED \$34,900.00.

EMERGENCY BILLS FOR PASSAGE:

16. None.

RESOLUTIONS FOR ADOPTION:

17. None.

BILLS FOR FIRST READING:

18. **BILL # 615-22**  
AN ORDINANCE ABATING PROPERTY MAINTENANCE LIENS AND ADMINISTRATIVE PENALTIES IN THE AMOUNT OF \$18,606.75 PLUS APPLICABLE INTEREST AND PENALTIES ON THE PROPERTY LOCATED AT 624 EAST HIGHLAND AVENUE.
19. **BILL # 616-22**  
AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE GENERAL FUND TO CONTRIBUTE FUNDING IN THE TOTAL AMOUNT OF \$10,000.00 TO ASSIST WITH THE COST OF HIRING A MILITARY ADVOCATE IN SUPPORT OF THE 139TH AIRLIFT WING.
20. **BILL # 617-22**  
AN ORDINANCE AUTHORIZING THE EXECUTION OF A DESIGN-BUILD CONTRACT WITH TIMEKEY ENTERPRISE LLC DBA TIMEKEY GLAZING IN THE AMOUNT OF \$2,264,835.00 AND AN AMENDMENT TO THE CAPITAL PROJECTS FUND BUDGET IN THE AMOUNT OF \$1,800,000.00 FOR THE CITY HALL WINDOW REPLACEMENT PROJECT.
21. **BILL # 618-22**  
AN ORDINANCE AUTHORIZING EXECUTION OF A CONTRACT WITH THE MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES AND AN AMENDMENT TO THE GENERAL FUND PUBLIC HEALTH DEPARTMENT PROGRAM BUDGET ALL IN THE AMOUNT OF \$288,352.00 FOR THE LOCAL PUBLIC HEALTH AGENCY INFRASTRUCTURE CONTRACT.
22. **BILL # 619-22**  
AN ORDINANCE APPROVING A PETITION FOR AND ESTABLISHING THE SHOPPES AT NORTH VILLAGE COMMUNITY IMPROVEMENT DISTRICT (CID).

23. **BILL # 620-22**  
AN ORDINANCE APPROVING A PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR ALTEC INDUSTRIES, INC., AN ALABAMA CORPORATION, CONSISTING OF THE ACQUISITION AND INSTALLATION OF CERTAIN EQUIPMENT AT THE COMPANY'S MANUFACTURING FACILITY; AUTHORIZING THE CITY OF ST. JOSEPH, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS (ALTEC INDUSTRIES PROJECT), SERIES 2023, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$8,600,000 TO FINANCE THE COSTS OF SUCH PROJECT; AUTHORIZING AND APPROVING CERTAIN DOCUMENTS; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS.
24. **BILL # 621-22**  
AN ORDINANCE TO VACATE A PORTION OF THE EAST/WEST ALLEY LOCATED BETWEEN 1002 S. 10TH STREET AND 1014 S. 10TH STREET AS REQUESTED BY BENJAMIN HUBBARD ON BEHALF OF INNOVITY VENTURES, LLC.
25. **BILL # 622-22**  
AN ORDINANCE TO VACATE A PORTION OF THE NORTH/SOUTH ALLEY LOCATED EAST OF 1617 POPLAR STREET AS REQUESTED BY JEFF PICKEREL.
26. **BILL # 623-22**  
AN ORDINANCE TO APPROVE THE FINAL PLAT ENTITLED "THE COMMONS PLAT 6," A MAJOR SUBDIVISION CONSISTING OF 1 LOT PROPOSED FOR THE PROPERTIES FORMERLY KNOWN AS LOTS 10, 19, 20, AND 21 OF SUBDIVISION THE COMMONS, AND LOT 4 OF SUBDIVISION THE COMMONS PLAT 2 AS REQUESTED BY TREVIN REED ON BEHALF OF REED FAMILY PROPERTIES, LLC.
27. **BILL # 624-22**  
AN ORDINANCE APPROVING THE PRELIMINARY PLAT ENTITLED "MAHAFFY VALLEY," A MAJOR SUBDIVISION CONSISTING OF 7 LOTS LOCATED AT 1500 HIGHLAND AVENUE AS REQUESTED BY SHAY HOMEYER ON BEHALF OF ST. JOSEPH HABITAT FOR HUMANITY.
28. **BILL # 625-22**  
AN ORDINANCE TO REDISTRICT THE PROPERTY LOCATED AT 1312 S. 38TH PLACE FROM R-1A, DETACHED SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT AS REQUESTED BY ZULIMA LUGO-KNAPP.
29. **BILL # 626-22**  
AN ORDINANCE TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY LOCATED AT 3918 KARNES ROAD TO ALLOW FOR CONSTRUCTION OF A TELECOMMUNICATIONS FACILITY AS REQUESTED BY GLEN KLOCKE ON BEHALF OF NETWORK REAL ESTATE LLC C/O AT&T WIRELESS.

30. **BILL # 627-22**

AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH JEFFERSON SOLUTIONS, INC. FOR ACTUARIAL VALUATION SERVICES FOR OTHER POST EMPLOYMENT BENEFITS (OPEB).

31. **BILL # 628-22**

AN ORDINANCE AUTHORIZING THE EXECUTION OF A TRANSPORTATION PLANNING CONSOLIDATED GRANT AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (MHTC) UNDER WHICH THE MHTC WILL PROVIDE FUNDING IN AN AMOUNT NOT TO EXCEED \$268,505.60 AND THE CITY WILL CONTRIBUTE MATCHING FUNDS IN AN AMOUNT NOT TO EXCEED \$67,126.00 FOR A COMBINED TOTAL OF \$335,632.00 TO ASSIST IN METROPOLITAN PLANNING ORGANIZATION (MPO) TRANSPORTATION PLANNING ACTIVITIES WITHIN THE ST. JOSEPH URBANIZED AREA.

REPORTS OF BOARDS & COMMISSIONS:

- 32. Filed 10/26/23: Minutes of the Social Welfare Board meeting held September 26, 2023, at 3:07 p.m., at Rogers Pharmacy, 3705 N. Belt Highway.
- 33. Filed 11/2/23: Minutes from the St. Joseph Public Library Board of Trustees meeting held October 26, 2023 at 6:00 p.m., at the Downtown Library, 927 Felix Street.
- 34. Filed 11/6/23: Minutes of the Housing Authority meeting held August 17, 2023 at 4:00 p.m., at the St. Joseph Housing Authority office, 2902 S. 36th Street.

WORK SESSION MINUTES - CITY CLERK'S OFFICE:

- 35. Filed 10/30/23: Minutes from the Council Work Session held October 19, 2023 in the 4th Floor Conference Room at City Hall
- 36. Filed 11/2/23: Minutes of the Council Work Session held October 30, 2023 at 4:00 p.m. in the 4th Floor Conference Room at City Hall
- 37. Filed 11/7/23: Minutes from the Council Work Session held November 2, 2023 at 4:00 p.m. at the Remington Nature Center

REPORTS & RECOMMENDATIONS OF THE CITY MANAGER:

- 38. None.

DELEGATIONS, PETITIONS:

- 39. None.

## COMMUNICATIONS:

40. Filed 10/30/23: Memorandum from Paul Luster, Chief of Police, in re: Updated Duty Weapons for Police Personnel
41. Filed 10/30/23: October Sales Tax and Use Tax summary.
42. Filed 11/7/23: October 2023 SJFD Monthly Report
43. Filed 11/7/23: October 2023 Property Maintenance Activity report.
44. Filed 11/7/23: October 2023 Building Permits Issued by SubType Report.
45. Filed 11/7/23: October 2023 Human Resources Department Monthly Activity with Openings Report.
46. Filed 11/7/23: October 2023 Apartment House Rental Property Licenses Report.
47. Filed 11/7/23: CBIZ Monthly Claims Dashboard - Rolling 12 Month period October 2022 through September 2023.
48. Filed 11/7/23: October 2023 Municipal Division Summary Report.
49. Filed 11/7/23: October 2023 Business Licenses Report.
50. 11/7/23: October 2023 Single Family Rental Property Licenses Report.
51. Filed 11/7/23: Medical Plan Cost Plus Financial Overview FY2023-2024.
52. Filed 11/07/23: October 3, 2023 minutes from the Black Archives Museum meeting

## OTHER BUSINESS:

53. City Manager's Report.

## PUBLIC COMMENT:

## ADJOURN:

Paula Heyde, CMC, City Clerk

It is the intention of the City of St. Joseph to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the ADA Coordinator, 816-271-5500, or TODD# 816-271-4898 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.